

## **NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES**

Pursuant to Decrees entered in the Circuit Court of Fauquier County, Virginia, the undersigned Jeanette A. Irby, Assistant County Attorney and Special Commissioner of Sale of said Court, will offer for sale, pursuant to § 58.1-3965, *et seq.* of the *Code of Virginia*, to private offer prior to 4:30 p.m. on \_\_\_\_\_, 2007, or public auction on the front steps of the Courthouse of the Circuit Court of Fauquier County, 40 Culpeper Street, Warrenton, Virginia, on:

**Friday, \_\_\_\_\_, 2007**

**12:00 noon**

**Rain or Shine**

the following described property located in Fauquier County for payment of delinquent taxes:

**TERMS OF SALE:** Bidder's deposit of \$1,000.00 or ten percent (10%) of the purchase price, whichever is greater, in cash, cashier's or certified check, made payable to *Clerk, Fauquier County Circuit Court*, as to each parcel. Special Commissioner of Sale reserves the right to withdraw from sale any property listed or to sell at this auction properties not listed and reserves the right to reject any bid declaring "No Sale" after the last bid received on each parcel.

The sale of each parcel is subject to the approval and confirmation of the Court. Written bids accompanied by a cashier's or certified check for \$1,000.00 or ten percent (10%) of the purchase price, whichever is greater, will be received at any time prior to the date of sale, payable to *Clerk, Fauquier County Circuit Court*, and delivered to Jeanette A. Irby, Assistant County Attorney and Special Commissioner of Sale, 10 Hotel Street, Warrenton, Virginia, 20186. In the event that the purchase price for a parcel is less than \$1000.00 the entire amount is due prior to the date of sale. Once the highest bid for each sale is approved and confirmed by the Court, the balance due will be payable within thirty (30) days from the date of confirmation of the sale by the Fauquier County Circuit Court.

Properties are offered for sale *as-is*, with all faults and without any warranty either express or implied. The property is available for inspection and bidders are strongly encouraged to make their own inspection to determine the suitability of the property and to bid accordingly. Any costs incurred by bidder to inspect the property are at the expense of the bidder and are non-refundable. Properties will be conveyed by Deed with Special Warranty of Title. Any costs of title search and all recording costs, including grantor's tax, will be at the expense of the purchaser. Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

These proceedings are for the sale of real property for payment of delinquent taxes under the provisions of § 58.1-3965, *et seq.*, of the *Code of Virginia*, and are judicial sales under Court order. Parcels to be sold are identified below by parcel number, Fauquier County Parcel Identification Number (PIN), Circuit Court Chancery Number, and a brief description. More complete information can be obtained by examining the Court files in the Clerk's Office of the Circuit Court of Fauquier County, or by contacting Jeanette A. Irby, Assistant County Attorney and Special Commissioner of Sale, 10 Hotel Street, Warrenton, Virginia, 20186, (540) 347-8778; [jeanette.irby@fauquiercounty.gov](mailto:jeanette.irby@fauquiercounty.gov). Visit Fauquier County's web site for additional information [http://www.fauquiercounty.gov/government/departments/countyadmin/index.cfm?action=Public\\_Auction07](http://www.fauquiercounty.gov/government/departments/countyadmin/index.cfm?action=Public_Auction07).

**Parcel Number 1: Midland**  
**PIN 7900-90-8099-000**  
**In Chancery No. CH01-186**

All that certain tract or parcel of land in the Cedar Run Magisterial District of Fauquier County, described as being on the east side of the county road opposite Willow Spring and running S.E. with said line to T. C. Pilcher's line, (formerly Smith's); thence with T. C. Pilcher's line S.W. to J.A. Pilcher's fence on ditch bank, thence with J.A. Pilcher's fence to the plat of beginning, containing three (3) acres, more or less. Less and except therefrom a parcel containing 1.11 acres, more or less, conveyed to Joseph D. Raymond and Vernell C. Raymond, by Deed dated June 5, 1962 and recorded in Deed Book 217 at Page 51 among the Fauquier County, Virginia land records. Said property being the residue of the property conveyed to Richard Raymon, a/k/a Richard Raymond, by Deed dated May 12, 1899, and recorded May 29, 1899, in Deed Book 90 at Page 404 among the aforementioned land records.

**Parcel Number 2: Midland**  
**PIN 7910-20-4428-000**  
**In Chancery No. CH01-188**

All that certain lot or parcel of land in the Cedar Run Magisterial District of Fauquier County, lying about 1-½ miles S.W. of Midland, described as Lot 1 in the survey made by W. A. Cowne September 10, 1920, as follows: Lot 1 begins at (1) stake and pile of stone, corner to G.D. Williams and Jack Johnson; thence with Williams, S 25-¾ E 16.2 poles to (2) a stone 6 links from a gate post, corner to Williams; thence S 18 W 10 poles to (A) a stake in Williams' line, corner to Lot No. 2; thence with Lot No. 2, S 62 40' W 49.8 poles to (B) a stake in Raymond's line; thence with his line N 9 W 20 poles to (5) a stake by a post, corner to Jack Johnson; thence with Johnson, N 58 E 51.7 poles to the beginning, containing six (6) acres, three roods, and thirty-four perches. Said property being the residue of the property conveyed to Edward Raymond by Deed dated August 1, 1913, and recorded August 15, 1913, in Deed Book 109 at Page 143 among the aforementioned land records.

**Parcel Number 3: Town of Warrenton**  
**PIN 6983-59-7509-000**  
**In Chancery No. CH01-35**

That certain lot or parcel of land, situate in the Center Magisterial District of Fauquier County, in the Southeastern Suburbs of the Town of Warrenton, on the north east side of the thirty foot road running parallel to the Warrenton Branch of Southern Railway, and described as follows: Beginning at center of road opposite a post corner to Rector's purchase, thence with center of road N 14-½ W 10.32 poles to a point in middle of road (opposite a stake set in east side of road); thence N 75-½ E 10.32 poles to a stake; thence S 30-½ W 14.6 poles to the beginning containing one rood and thirteen and one third perches (1 R. 13 1/3 P.) Less and Except therefrom a parcel containing ¼ acre conveyed to Earl D. McLain by Deed dated January 19, 1917 and recorded in Deed Book 115 at page 57, described as follows: Beginning at a point in the center of road running parallel to rail road, opposite the corner of Ware lot, thence with said road N 14-½ W 170.28 feet to a point in center of road opposite Chapman Corner; thence N

75-½ E 100 feet to a stake in Chapman's line thence S 14-½ E 70 feet to Ware's corner thence with Ware 143.1 feet to the beginning, containing one quarter of an acre, more or less. Said property being conveyed to William Chapman by Deed from Mary C. Williams dated January 6, 1914, recorded in Deed Book 110 at page 90 among the land records of Fauquier County, Virginia.

**Parcel Number 4: Catlett**  
**PIN 7911-30-1195-000**  
**In Chancery No. 00-310**

All of that certain tract or parcel of land, situate in the Cedar Run Magisterial District of Fauquier County, State of Virginia, described as follows: one acre of land located near Calverton in the north corner of the said Weaver farm, west of the Southern Railroad, Bounded as follows: commencing at a stone in the corner of the Calverton and new public road and thence southeast two hundred and ten ft. to a stone in the new public road, from thence south west two hundred and ten ft. to a stone in the said Weaver's land, from thence north west two hundred and ten ft. to a stone in the Calverton public road, from thence north east two hundred and ten ft. to the beginning. Said property being conveyed to Frank Downell by Deed from Ella C. Weaver and K. Weaver, by deed dated March 7, 1906, recorded in Deed Book 98 at page 329 among the land records of Fauquier County, Virginia.

**Parcel Number 5: Warrenton**  
**PIN 6983-40-9803-000**  
**In Chancery No. CH01-163**

All that certain tract or parcel of land containing .6 acres of land, more or less, in the Marshall Magisterial District of Fauquier County, located on the south side of Route 744 (Lovers Lane) and being shown and described on plat of division recorded in Deed Book 169 at page 292, as fronting 56 feet on Route 744, extending back along the line of Lot 5 shown thereon and adjoining the westerly line of said Lot 5, in a southerly direction 272 feet, with a rear line of 50 feet, the westerly line of said lot being undefined. Said property being transferred to Edward J. Martin by Deed dated April 12, 1922, and recorded April 15, 1922 in Deed Book 123 at Page 157 among the land records of Fauquier County, Virginia.

**Parcel Number 6: Town of Remington**  
**PIN 6887-07-2475-000**  
**In Chancery No. CH00-309**

All of that certain tract or parcel of land situate on the State Highway in Remington, County of Fauquier, State of Virginia, described as follows: Beginning on edge of State Highway in center of ditch and adjacent to line of N. W. Hedinger, thence with line of Hedinger to a corner, a distance of about 150 feet, thence in a south-west direction a distance of \_\_\_\_\_ feet to a corner (marked by a set stone); thence with the lines of Foster and Day to a corner, a distance of 150 feet, thence with line of Kelly to a set stone a distance of \_\_\_\_\_ feet; thence in a south-east direction parallel with line of C.H. Bowen to the edge of State Highway; thence with the State Highway to the point of beginning measuring approximately 14 x 253 in size. Said

property being transferred to Frank Hoff by Deed dated February 5, 1941, recorded in Deed Book 150 at page 234 among the land records of Fauquier County, Virginia.

**Parcel Number 7: Btwn. Warrenton and Remington**  
**PIN 6889-28-7727-000**  
**In Chancery No. CH00-311**

ALL that certain piece or parcel of land bounded as follows: Beginning at a stone corner to R. H. Dodd, thence with his line N 16-½ W 36.7 poles to a cherry tree in Dodd's line and his corner to James Bussy, thence with his line N 65-½ E 22 poles to a stone in Bussy's line, thence S 16-½ E 36.7 poles to a stone in Leland Warren's line, thence with his line S 65-½ W 22 poles to the beginning containing five (5) acres, more or less. LESS AND EXCEPTING therefrom conveyances to the Commonwealth of Virginia by instruments recorded in Deed Book 127 at Page 250, and in Deed Book 236 at Page 466 among the aforesaid land records; said property being conveyed to John M. Botts by Deed dated December 1, 1888, and recorded in Deed Book 81 at Page 81, among the land records of Fauquier County, Virginia.

**Parcel Number 8: Btwn. Warrenton and Remington**  
**PIN 6889-38-0919-000**  
**In Chancery No. CH00-311**

ALL that certain piece or parcel of land near Doddville, and bounded as follows: Beginning at a stone in Leland Warren's line, thence with his line S 56-½ W 22 poles to a stone corner to John M. Botts, thence with his line N 16-½ W 36.7 poles to a stone, corner to Botts and is in James Bussey's line, thence with his line N 65-½ E 22 poles to a stone in Bussey's line, thence S 16-½ E 36.9 poles to the beginning, containing five (5) acres, more or less; said property being conveyed to Walter W. Botts by Deed dated March 8, 1926, and recorded in Deed Book 132 at Page 244, among the land records of Fauquier County, Virginia.

**Parcel Number 9: Btwn. Warrenton and Remington**  
**PIN 6889-48-0842-000**  
**In Chancery No. CH00-311**

ALL that certain tract or parcel of land containing sixteen and three-fourths (16-¾) acres, more or less, and being described as follows, to-wit: Beginning at a large oak, corner to Leland Warren; thence with a line S 65-½ W 36.8 poles to a stone in said Warren's line and his corner to the land sold Arthur Holmes' widow and children; thence with his line N 16-½ E 36.7 poles to a stone corner to said Holmes and is in James Bussey's line; thence with his line N 65-½ E \_\_\_\_\_ poles to a stone corner to said Bussey; thence S 25-½ E 32.4 poles to the beginning containing sixteen and three-fourths acres, more or less. LESS AND EXCEPT therefrom a parcel conveyed to the Commonwealth of Virginia for highway purposes by instrument recorded Deed Book 410 at Page 793; said property being conveyed to John M. Botts by Deed dated January 8, 1909, and recorded in Deed Book 102 at Page 38, among the land records of Fauquier County, Virginia.

**Parcel Number 10: Btwn. Midland and Stafford**  
**PIN 7836-96-7915-000**  
**In Chancery No. CH00-308**

ALL of that certain tract or parcel of land lying on the west side of Route 616 near Somerville or White Ridge, containing 4.00 acres, according to a plat and survey by R. M. Bartenstein, VA. CCE CS, and more particularly described as follows: BEGINNING at (A) a point in the center of Virginia Rt. 616 to the south of Somerville, Virginia, and corner to Groves, referenced by an iron marker on the west side of said road, thence with Groves and crossing said marker N 86° 15' W 778.9 feet to (B) an iron marker in Groves' line corner to King, thence with King S 1° 35' E 244.0 feet to (C) a point in King's line corner to the residue of Robinson's property, said point (c) to be marked with an iron pipe, thence with the residue of Robinson's property S 88° 10' E 731.5 feet to (D) a point in the center of Virginia Rt. 616, said point being referenced by an iron marker on the west side of the road in the line C-D, thence with the center of Virginia Rt. 616 N. 10° 17' E 220.0 feet to (A), the point of beginning, said tract containing 4.00 acres, more or less. LESS AND EXCEPT therefrom a small parcel conveyed to the Commonwealth of Virginia by instrument recorded in Deed Book 184 at page 22; Said property being conveyed to Viola B. Craig and Raphael DeWayne Snead by Deed from Viola B. Craig, widow, dated May 22, 1975, recorded in Deed Book 315 at page 752 among the land records of Fauquier County, Virginia.

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The Commissioner of Sale makes no representations as to the accuracy of acreage of the parcels listed above, information being only from land records. All information provided is not guaranteed for either its completeness or accuracy.

The owner of any property listed above may redeem it at any time before the date of the sale by paying all accumulated taxes, penalties, interest and costs thereon, including the pro rata cost of publication hereunder.

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Jeanette A. Irby  
Assistant County Attorney and  
Special Commissioner of Sale

I, Gail Barb, Clerk of the Circuit Court of Fauquier County, Virginia, certify that the Decrees of Sale in the above referenced Chancery causes direct that all payments by purchasers be made to the credit of this Court, and that, pursuant to § 8.01-99 of the *Code of Virginia*, 1950, as amended, no bond is required by the Special Commissioner of Sale.

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Gail Barb, Clerk  
Fauquier County Circuit Court